



CITY OF MORGAN HILL

**MORGAN HILL REDEVELOPMENT AGENCY
CITY COUNCIL**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

REDEVELOPMENT AGENCY

Dennis Kennedy, Chair
Greg Sellers, Vice-Chair
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

CITY COUNCIL

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook, Council Member
Greg Sellers, Council Member

WEDNESDAY, OCTOBER 25, 2000

JOINT AGENDA

**REDEVELOPMENT AGENCY REGULAR MEETING
&
CITY COUNCIL SPECIAL MEETING**

7:00 P.M.

CALL TO ORDER

(Chair/Mayor Kennedy)

ROLL CALL ATTENDANCE

(Agency Secretary/City Clerk Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Agency Secretary/City Clerk Torrez)

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION

Taste of Morgan Hill
Presentation to the Committee

World Population Awareness Week
The Population Institute

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE AGENCY SECRETARY/CITY CLERK.
THE AGENCY SECRETARY/CITY CLERK WILL FORWARD CORRESPONDENCE TO THE
REDEVELOPMENT AGENCY/CITY COUNCIL.**

Redevelopment Agency Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #1 through #2 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

**Time
Estimate**

Page

Consent Calendar: 1 - 10 Minutes

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|----|---|----|
| 1. | <u>SEPTEMBER 2000 FINANCE AND INVESTMENT REPORT</u> <u>Recommended Action:</u> <u>Accept and file</u> report. | 1 |
| 2. | <u>HOME IMPROVEMENT LOAN FOR 285 WEST MAIN STREET</u> <u>Recommended Action:</u> 1. <u>Approve</u> An Additional \$20,000 Home Improvement Loan Under the Agency's Housing Rehabilitation Loan Program to Juan and Marie Diaz, and 2. <u>Direct</u> the Executive Director to Do Everything Necessary to Prepare and Execute Loan Documents or Amend Existing Documents. | 11 |

City Council Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #3 through #6 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

| | Time Estimate | | Page |
|----|------------------|---|------|
| | | Consent Calendar: 1 - 10 Minutes | |
| 3. | | <u>BI-ANNUAL VACANCY RATE SURVEY</u> 13 Recommended Action: <u>Establish</u> the Bi-annual Vacancy Rate For October 2000 as Recommended by the Planning Commission. | |
| 4. | | <u>APPROVAL OF SPECIAL CITY COUNCIL MEETING MINUTES OF OCTOBER 16, 2000</u> 23 | |
| 5. | | <u>APPROVAL OF SPECIAL CITY COUNCIL MEETING MINUTES OF OCTOBER 18, 2000</u> 25 | |
| 6. | | <u>AMICUS REQUEST FROM ENDEMAN, LINCOLN, TUREK & HEATER REGARDING RENT CONTROL CASE</u> 27 Recommended Action: <u>Authorize</u> The City Attorney to Join the Cities of Cotati and Montclair in Support of the Amicus Brief Filed on Behalf of the <u>State of Hawaii in Chevron USA, Inc. v. Cayetano.</u> | |

OTHER BUSINESS:

| | Time Estimate | | Page |
|----|------------------|--|------|
| 7. | 45 minutes | <u>APPLICATION ZA-00-09: ST. LOUISE - SAN JOSE CHRISTIAN COLLEGE</u> 29 Recommended Action: 1. <u>Uphold</u> the Action of the Planning Commission OR , 2. <u>Direct</u> the Planning Commission to Proceed on the Substantiative Matters Relating to the Zoning Amendment Application Without Consideration of the Community Health Care Task Force Recommendations. | |

City Council and Redevelopment Agency Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Item#8 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

| | Time Estimate | | Page |
|----|------------------|---|------|
| | | Consent Calendar: 1 - 10 Minutes | |
| 8. | | <u>APPROVAL OF JOINT CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF OCTOBER 4, 2000</u> 52 | |

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

Time
Estimate
10 minutes

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

| | |
|------------------------------|--|
| Legal Authority: | Government Code 54956.8 & 54956.9(c) (1 potential case) |
| Real Property(ies) involved: | APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Road (St. Louise Hospital property) |
| City Negotiators: | Agency Members; Executive Director; Interim Agency Counsel; and F. Gale Conner, special counsel |
| Closed Session Topic: | Potential Litigation |

ADJOURN TO CLOSED SESSION:

RECONVENE:

CLOSED SESSION ANNOUNCEMENT:

FUTURE AGENCY-INITIATED AGENDA ITEMS:

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT